

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts (appearing in Massachusetts General Laws (Ter. Ed.) Chapter 121, as amended) and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said Housing Authority Law and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Section 26J of the Housing Authority Law, and further determined in accordance with Sections 26KK and 26ZZ of said Law and all other powers granted by said Chapter 121 that a project for the assembly and renewal of said area, hereinafter called the "Charlestown Urban Renewal Area," described in "Annex A," ought to be undertaking in said City; and

WHEREAS, on March 25, 1965, the Redevelopment Authority approved and adopted an Urban Renewal Plan, as defined in said section 121, for the renewal of said area, said plan being entitled, "Charlestown Urban Renewal Plan"; and

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Commerce and Development have severally approved the said Renewal Plan and proj.

and made appropriate findings in connection therewith, all in accordance with the provisions of law; and

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated June 10, 1965, and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan; and

WHEREAS, public hearings on said Urban Renewal Plan and Charlestown Project have been held, after due notice, including public hearings by the said Redevelopment Authority; and

WHEREAS, the Boston Redevelopment Authority, with the written approval of the Mayor of the City of Boston and the Department of Commerce and Development, has entered into a Loan and Grant Contract, dated October 22, 1965, with the Housing and Home Finance Agency under Title I of the Housing Act of 1949, as amended, providing for Federal Financial assistance in connection with the carrying out and execution of said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of the Housing Authority Law and said Urban Renewal Plan; and

WHEREAS, the Redevelopment Authority in accordance with the provisions of Section 26P, subparagraph (b), of said Housing Authority Law has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter.Ed.) Chapter 79, Section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority acting under the provisions of the Housing Authority Law and without limiting the generality of the foregoing section 26P, subparagraph

(b) of General Laws (Ter. Ed.) Chapter 121, and all other authority therunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied hereby takes for itself in fee simply by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in "Annex B" attached hereto and made a part hereof as though incorporated herein in full and being shown on the following plans:

- a) Two (2) sheets dated January 29, 1964, revised September, 1965, and drawn by City of Boston Assessors, entitled, "Property Map Charlestown Project Mass. R-55, Boston Redevelopment Authority, Boston - Suffolk County - Massachusetts, Segments 40, Map 1 of 20; Segment 9 & 13, Map 14 of 20".
- b) One (1) sheet, dated July 14, 1965, and drawn by Henry F. Bryant & Sons, Inc., Engineers, entitled, "Property Line Map, Massachusetts Bay Community College Site, a part of Charlestown Project Mass. R-55, Plan No. 1E of 5".

Copies of the above-mentioned plans are to be recorded with this Order of Taking.

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are made by the BOSTON REDEVELOPMENT AUTHORITY for damages sustained by the owner or owners and all other persons including all mortgages of record having any and all interest in each parcel of the areas described in Annex B and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as herein used being construed to mean any contiguous tract of land in the same ownership, whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award or to increase the amount of damages to be paid at any time prior to the payment thereof for good cause shown. The awards hereby made are set forth in Annex C, which Annex C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this order of taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of

the Boston Redevelopment Authority have caused the Corporate seal of the Boston Redevelopment Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

Dated: SEP 23 1966 BOSTON REDEVELOPMENT AUTHORITY

By:

A. J. Hall

James G. Colbert

Melvin J. Massucco

George L. C. O'Shea

ATTEST:

Klaus J. Simon

Secretary of the Boston Redevelopment Authority

ANNEX A

CHARLESTOWN URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

That certain tract of land, referred to as the Charlestown Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at a point which is described by the intersection of the southwesterly property line of W. F. Schraffts & Sons at 529 Main Street, and the Service Road at Sullivan Square;

Thence proceeding in a southeasterly direction paralleling the southwest face of W. F. Schraffts & Sons Factory to intersect with the southerly sideline of the B & M Railroad right-of-way;

Thence turning and running in a generally easterly direction by various courses and distances along the southerly sideline of the Boston & Maine Railroad right-of-way to the easterly sideline of "A" Street;

Thence turning and running in a southwesterly direction along the easterly sideline of "A" Street to Medford Street;

Thence turning and running in an easterly direction along the northerly side of Medford Street to Terminal Street;

Thence turning and running in a generally northeasterly direction along the westerly side of Terminal Street to the B & M Railroad right-of-way;

Thence turning and running in a generally northeasterly direction along the southeasterly sideline of the B & M Railroad right-of-way;

Thence across the B & M Railroad right-of-way to the easterly property line of Wiggin Terminals, Inc., 50 Terminal Street;

Thence turning and running in a generally northeasterly direction along the easterly property line of said Wiggin Terminals, Inc., to the Mystic River U. S. Pierhead Line;

Thence turning and running in an easterly direction along the Mystic River U.S. Pierhead Line to a point intersecting with the extended westerly sideline of property of the U.S. Gypsum Company, 600 Chelsea Street;

Thence turning and running in a southwesterly direction along the westerly sideline of the said U.S. Gypsum Company property to the southerly sideline of said property;

Thence turning and running in a generally easterly direction along the southerly sideline of said U.S. Gypsum property to the easterly sideline of Chelsea Street;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Chelsea Street to the northerly sideline of U.S. Navy Yard Gate No. 4;

Thence turning and running in a generally southeasterly direction along the extension of the northerly sideline of said Gate No. 4 to the intersection of 2nd Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 2nd Avenue to a point intersecting with the extended southerly sideline of 3rd Street;

Thence turning and running in a generally southeasterly direction along the southerly sideline of 3rd Street to the westerly sideline of 1st Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 1st Avenue to U.S. Navy Yard Gate No. 1;

Thence turning and running across Water Street to the easterly sideline of Gate No. 1;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Water Street to the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1;

Thence turning and running in a generally southeasterly direction along the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1 to a point intersecting the easterly property line of said MPA Hoosac Pier No. 1;

Thence turning and running in a generally southwesterly direction by various courses and distances along the easterly property line of said MPA Hoosac Pier No. 1 and the U. S. Pierhead Line and the Massachusetts Harbor Line extended to the Boston-Cambridge city boundary line;

Thence turning and running in a generally northwesterly and westerly direction by various courses and distances along the Boston-Cambridge city boundary line to the intersection with the Boston-Somerville city boundary line;

Thence turning and running in a generally northerly direction along the Boston-Somerville city boundary line to a point which is the intersection of the Boston-Somerville city boundary line and the northwesterly sideline of property now or formerly owned by Food Centre Wholesale Grocery, Inc.;

Thence turning and running in a northeasterly direction along the northwesterly sideline of said property now or formerly owned by Food Centre Wholesale Grocery, Inc., and across the B & M Railroad right-of-way to a point on the northeasterly sideline of said right-of-way;

Thence turning and running in a southeasterly direction along the northeasterly sideline of said B & M Railroad right-of-way to a point which intersects the extended northwesterly sideline of Street "A";

Thence turning and running in a generally northeasterly direction along the extended northwesterly sideline of Street "A" to a point which is the intersection of the northwesterly sideline of Street "A" and the southwesterly sideline of Rutherford Avenue;

Thence turning and running in a generally northwesterly direction along the southwesterly sideline of Rutherford Avenue to Cambridge Street;

Thence turning and running in a generally northeasterly direction across Rutherford Avenue and the Service Road at Sullivan Square to a point which is the intersection of the northerly property line of W. F. Schraffts & Sons property at 529 Main Street, and the Service Road at Sullivan Square, which is the point and place of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are the only parcels taken by this
Order of Taking:

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
14 of 20	180	5
14 of 20	181	9
1 of 20	121	12

The above-mentioned parcels are on City of Boston Assessors Map entitled, "Property Map Charlestown Project Mass. R-55, Boston Redevelopment Authority Boston - Suffolk County - Massachusetts, Segment 9 & 13 Map 14 of 20; Segment 40 Map 1 of 20".

<u>Plan</u>	<u>Block</u>	<u>Parcel</u>
1E of 5	11	2
1E of 5	11	3
1E of 5	11	5
1B of 5	145H	2

The above-mentioned parcels are on Plan drawn by Henry F. Bryant & Sons, Inc., entitled, "Property Line Map, Massachusetts Bay Community College Site, a Part of Charlestown Project Mass. R-55, Plans Nos. 1B and 1E of 5".

SUPPOSED OWNER

The supposed owners of the parcels of land hereby taken
are as follows:

<u>Parcel</u>	<u>Street Address</u>	<u>Supposed Owner</u>
11-2	10 Rutherford Avenue	Salvatore Moccia
11-3	12-14 Rutherford Avenue	Grace Manning and Barbara Manning
11-5	Corner Mason & Front Sts.	Spivack Bros. Co., Inc.
145H-2	Rear 400 Rutherford Avenue	Henry S. Price, Thelma Price & Benjamin Stein, Trs. Thelma Trust
180-5	548 Medford Street	Anna K. Jacinto, Trustee
181-9	518 Medford Street	Anna K. Jacinto, Trustee
121-12	243 Medford Street	Holt & Bugbee Company

The names of the owners herein listed as supposed owners,
although supposed to be correct, are such only as matter of information,
opinion and belief and are listed for informational purposes only.

NOTE: 1) The key Plan and Plans Nos. 6, 17, & 19 on City Assessors
Map; P1 & P2 on Whitman & Howard Map; and 1A and 1B on
Plan by Henry F. Bryant & Sons, Inc., are recorded at
Suffolk Registry of Deeds Book 8069 Page 113.

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

AWARD OF DAMAGES

Awards for ORDER OF TAKING dated SEP 23 1966 are
as follows:

<u>Block</u>	<u>Parcel</u>	<u>Damages Awarded</u>
11	3	\$ 9,000
11	5	25,300
121	12	275,000
145H	2	480,000
180	5	6,900
181	9	7,700

ANNEX B

BOSTON METROPOLITAN AUTHORITY CHARLESTOWN URBAN REDEVELOPMENT AREA AWARD BY PARCEL

Amount is for ORDER OF PAYMENT as follows:

Parcel	Amount Awarded
11	\$ 1,000,000
11	\$ 2,500,000
12	\$ 2,500,000
13	\$ 2,000,000
14	\$ 2,000,000
15	\$ 1,750,000